083.0	0009	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	833,700 /	833,700
					USE VALUE:	833,700 /	833,700
					ASSESSED:	833,700 /	833,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-43	NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANASTAS JOHN J
Owner 2:	ANASTAS JEAN M MACFARLAND
Owner 3:	
Street 1:	43 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ANASTAS JEAN M MACFARLANE -
Owner 2:	-
Street 1:	43 NEWLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,581 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2727 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4581.000	442,200	1,300	390,200	833,700
Total Card	0.105	442,200	1,300	390,200	833,700
Total Parcel	0.105	442,200	1,300	390,200	833,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.72 | /Parcel: 305.7

Legal Description

User Acct 52686

GIS Ref

GIS Ref

Insp Date 09/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 083.0-0009-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	442,200	1300	4,581.	390,200	833,700	833,700	Year End Roll	12/18/2019
2019	104	FV	339,100	1300	4,581.	384,600	725,000	725,000	Year End Roll	1/3/2019
2018	104	FV	334,000	0	4,581.	295,400	629,400	629,400	Year End Roll	12/20/2017
2017	104	FV	312,800	0	4,581.	278,700	591,500	591,500	Year End Roll	1/3/2017
2016	104	FV	312,800	0	4,581.	256,400	569,200	569,200	Year End	1/4/2016
2015	104	FV	277,700	0	4,581.	239,700	517,400	517,400	Year End Roll	12/11/2014
2014	104	FV	277,700	0	4,581.	220,700	498,400	498,400	Year End Roll	12/16/2013
2013	104	FV	289,300	0	4,581.	220,700	510,000	510,000		12/13/2012

!6837!

PRINT

Date	Time
12/10/20	21:32:48

LAST REV

Date	Time
03/20/19	11:08:41
mmcmakin	
6837	

USER DEFINED

Prior Id # 1:	52686
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANASTAS JEAN M	72246-520		2/20/2019	Convenience	1	No	No		
MACFARLANE ANAS	71815-164		10/30/2018	Convenience	1	No	No		
MAC FARLANE NOR	40397-520		8/11/2003	Family	1	No	No		Nora J MacFarlane d.o.d. 3/4/2014 BK 65596 PG
	14827-522		12/1/1982			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2017	1219	Porch	40,000					
3/2/2004	120	Siding	16,000	C		G6	GR FY06	NEW BMT WNDS
5/12/2000	335	Porch	14,000	C				ENCLOSE 1ST FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2018	Inspected	BS	Barbara S
8/10/2018	MEAS&NOTICE	BS	Barbara S
11/26/2008	Meas/Inspect	355	PATRIOT
3/12/2005	External Ins	BR	B Rossignol
2/14/2005	Permit Visit	BR	B Rossignol
2/18/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	163	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4581		Sq. Ft.	Site		0	70.	1.22	6									390,201						390,200	

Total AC/HA: 0.10517 | Total SF/SM: 4581 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 390,201 | Spl Credit | Total: 390,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03503847
Const Adj.:	0.99989998
Adj $ / SQ:	175.939
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640814
Depreciation:	198652
Depreciated Total:	442162

COMMENTS

22 223439. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
1	6	3	M
Totals			
2	11	5	

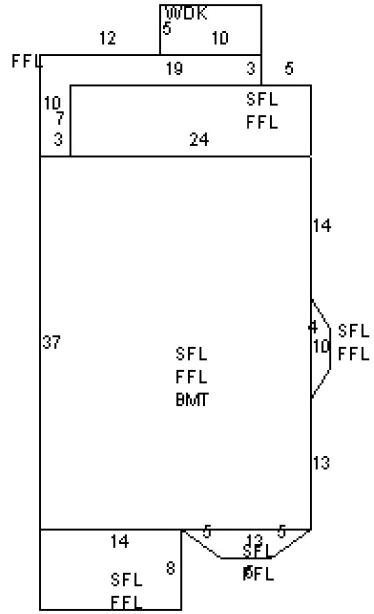
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	175.94
Special Features:	0	Val/Su Net:	117.11
Final Total:	442200	Val/Su SzAd	162.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,407	175.940	247,546
SFL	Second Floor	1,320	175.940	232,239
BMT	Basement	999	52.780	52,729
WDK	Deck	50	16.000	800
	Net Sketched Area:	3,776	Total:	533,314
Size Ad	2727	Gross Are	3776	FinArea 2727

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0009-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	21X22	A	AV	2008	3.06	T	8.8	104			1,300			1,300

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300